

# Clairemont Community Planning Group

Minutes of the Meeting of  
November 17th, 2020  
ZOOM Virtual Meeting

P Naveen Waney - <b>Chair</b> P Nicholas Reed – <b>Vice Chair</b> A Gary Christensen - <b>Secretary</b> P Cecelia Frank - <b>Treasurer</b>	A Harry Backer A Kevin Carpenter P Lisa Johnson P Chad Gardner	Vacant P Carol Schleisman P Glen Schmidt P Susan Mournian	P Billy Paul P Erin Cullen P Briar Belair A Marc Gould
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P – Present    A – Absent    L-Late

**Item 1. Call to Order / Roll Call**

Chair Naveen Waney called the meeting to order at 6:02 p.m. Roll call was taken and a quorum present.

**Item 2. Non-Agenda Public Comment – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 1-minute time limit per speaker.**

**Non-Committee Members:**

- Irene – From Linda Vista regarding the construction along Morena. Morena United has filed a lawsuit and has a court date in January. We are looking donations.

**Committee Members:**

- Remind everyone to please wear a mask.

**Item 3. Modifications to the Agenda – Requires 2/3 approval**

- Move item 2 to after item 7.

**Item 4. Approval of Minutes-**

- Motion - Naveen
- Second - Nick
- Vote 8-0-3 (Lisa, Erin & Billy abstain)

**Item 5. Council Representative Reports**

**District 2 Council Report, Carrie Munson, Community Liaison, [cmunson@saniego.gov](mailto:cmunson@saniego.gov)**

- Council Members Campbell and Cate cosponsored ballot measure E which passed.
- STVR memorandum of understanding sent to city attorney and planning commission then sent back to DSD regarding questions of permit fees and enforcement.
- 12/18/20 Council Member Campbell to hold a zoom call with residents of Clairemont.

**District 6 Council Report, Jon Shiner, Community Liaison, [jshiner@saniego.gov](mailto:jshiner@saniego.gov)**

- John unable to attend sent report to Nicholas.
- Council Members Cate and Campbell have sent a letter to the Library Directory to get a library open for Clairemont. Library responded that all Clairemont Libraries will remain closed until phase 3 due to their size.
- Mt. Etna demolition is under way, 12/2020 estimated completion Chelsea is in talks with SDG&E to obtain small parcel of land.
- Sandbags available for storms 10 per person. North Clairemont Rec Center. M-F 1-7, S-Su 12-2
- Annual Christmas Tree event for military family to be held on 12/5 8-1.
- 12/12 Toys for Tots drive.

**City of San Diego Planning Department Update, Marlon Pangilinan, [mpangilinan@saniego.gov](mailto:mpangilinan@saniego.gov)**

- No CPU updates revised draft underway.
- Planning department providing updates for elections planning underway.

**Item 6. Consent Agenda**

**101. CCPG Support of Clairemont Town Council Letter Regarding Complete Communities**

- Glen requests Discussion. City has already approved this plan with the exception of the Parks & Rec natural plan from land use portion
- Naveen-The officers discussed and felt the planning group should take a vote and have an official stance.
- Eden-There is still a second reading to be held by City Council.

**Item 7. Action Items**

**201. Appointment of Vacant CCPG Member Seat – Nicholas Reed, Vice-Chair**

- Brett Montgomery is the only applicant.
- Questions:
  - Carol – What is your feeling about eliminating the 30' height limit in Clairemont?
  - Brett – I feel it's a little bit of a loaded question in some areas it should be kept and in others it would be wise to go higher to allow for development
  - Carol – What areas do you think it is best to go higher?
  - Brett – Along the transit corridors to allow denser housing and mixed-use.
  - Carol – What are your thoughts about allowing it on Morena?
  - Brett – I think there are some along Morena that would be beneficial.
  - Carol – What about Clairemont Town Square?
  - Brett – Absolutely, I live near the square and if things are done appropriately.
  - Billy – I have a concern with the height limit and I'm concerned with his position.
  - Erin – Do you work for a developer?
  - Brett – I do work in the real estate industry.
  - Susan – I would like to conclude the questioning; Brett is being asked things that no other candidate is subject to.
- Motion – Susan
- Second – Glen
- Vote – 7-3-1 (Erin Abstains)

**202. PTS 625003 – Tecolote Canyon Park Master Plan Amendment/NRMP/SDP – Applicant Mark Berninger**

- PRS Comments – Motion from PRS was to approve as submitted passing unanimously.
- Discussion:
  - Billy – Doing something with the underpass at balboa is important because of the road and has impacted the natural wildlife.
  - Lisa – The areas marked as new trails look to be in the southern portion of Tecolote appears to be part of the SDG&E easement, is that portion not currently considered trail? Who manages it?
  - Mark – that is currently outside the boundary of the park and there is currently no shared easement with SDG&E which we are asking for with this proposal.
  - Lisa – Is there anything that can be done about the concrete and gravel it's difficult to walk on.
  - Mark – Potential coordination with SDG&E.
  - Darrel (Tecolote Citizens Advisory Committee) – This is something we have been working on for many years and this is the best thing that has come before us in quit a bit and we are hopeful it will move forward.
- Motion – Nicholas motion to approved as presented
- Second – Chad
- Vote – 11-0-0

**203. PTS670053 – 7484 Mesa College Dr. Tentative Map Waiver – Applicant Lawrence Cole**

- PRS Comments – Motion to approve as submitted with unanimous approval.
- Discussion:
  - Erin – What was the parking issue?
  - PRS – Which spaces will be allocated to whom.
  - Applicant – the HOA will manage the parking.
  - Billy – Concern if there's too much rowdiness or noise at the retail due to separate owners you have no recourse with the owner and need to take city action.

- Applicant – The HOA would need to handle it.
- Carrol – How many parking spaces per unit?
- Nick – This isn't relevant to this application.
- Lisa – I Think it's relevant due to splitting the property.
- Applicant – 25 spaces for 18 units.
- Lisa – Is there any street parking?
- Nick – it's mostly red due to a bus stop.
- Motion – Susan motion to approve as submitted
- Second – Glen
- Vote – 8-3-0

#### **204. PTS 671928 – 1850 Illion St. Tentative Map – Applicant Connor Culleiton**

- PRS Comments – Motion to approve as submitted with unanimous approval.
- Discussion:
  - Billy – I assume this is on Illion where the street is steep.
  - Applicant – Yes it's relatively steep.
  - Billy – So I would say there's really no street parking that's available because of that.
  - Applicant – each lot is set to have required parking per code.
  - Nick – Billy I have google maps up and there is street parking available.
  - Lisa – Confirm this is for SFR?
  - Applicant – Yes.
  - Erin – Have you notified the neighbors? Do they know what is being presented?
  - Applicant – Yes when we submit to the city it gets public noticed.
  - Erin – How has the neighborhood response been?
  - Applicant – I haven't personally handled any calls regarding it. I'm not aware of any response.
  - Billy – my understanding is that in the state of California there is no longer a single family residence because you can not build a granny flat and if the property is split it allows 4 units to be built.
- Community Input:
  - Jeff – I am the neighbor directly to the north and am not a fan of the project due to potential soil degradation.
  - Connie B – Lives to the north had has the same concerns as Jeff. Concerned the construction could cause problems for neighbors in regards to the soil. I Have submitted a letter to the planning commission.
  - Applicant – Part of this project will require a grading permit that will handle any of those issues.
  - Peg – Has concerns regarding the traffic with the school and safety of the children during construction.
  - Jeff – is there a plan for the actual dwellings that will be built?
  - Applicant – No plans have been developed at this time but they will have to comply with the current zone.
  - Connie – I want to support Peg's comments. Also to clarify it sounds like soil degradation and retaining walls haven't been explored yet correct?
  - Applicant – No, we have in our preliminary geotechnical investigation and has been submitted to the city.
  - Chad – Coming from a builder the city has become a lot more strict regarding the building issues and the geotechnical because of the last 10-15 years of hillside falls.
- Motion – Briar motion to approve as submitted
- Second – Glen
  - Vote – 8-3-0

#### **205. PTS 634180 Balboa Ave. SDP – Applicant Darren Machulsky**

- PRS Comments – A drive-through encourages further automobile use and potential future vehicle congestion from the drive-thru. Motion to deny as presented and passed unanimously.
- Discussion:
  - Billy – As the chair of the Balboa Citizens Advisory Committee the concept along Balboa was to make it a more pedestrian friendly area with sit down/café style restaurants and not have all drive-throughs.
  - Lisa – The PRS denied?
  - Nick – Yes.
  - Glen – Based on the comments and concerns received at PRS what changes have been made?
  - Applicant – The questions and concerns are outside of the scope of this permit.
  - Lisa – Is there any traffic mitigation being implemented?

- That is part of the traffic study that has been underway and there is public improvement included in that but there has been no mention of a traffic light.
- Nick – My concerns are we don't need another drive-through in Clairemont right now with idling cars and emissions. Additionally, there's already a coffee shop on this property and they potentially get preference to move into this spot.
- Naveen – This is an amendment to an existing CDP so I'm a little torn on this because of that. We really can't look at everything else we're only weighing in on the amendment to the existing permit.
- Chad – From my recollection we are all in support of changing it from an oil change place and it is a choice to change the CDP/SDP to a drive-through. It can be changed to anything they have chosen a drive-through.
- Applicant – The market is going to dictate what goes in here. I have no control over what end up in this location.
- Billy – The Balboa Ave. community group has put out a document that is a city document that is approved by the city and needs to be taken into account.
- Lisa – For clarification the motion would be to approve this as a drive-through even though the plans are not final and there is no tenant.
- Applicant – this isn't just a drive-through the city has required plans for a patio area, pedestrian access and bicycle parking so it won't be just a drive-through.
- Glen – Can we get a simple clarification on what we are being asked to approve?
- Applicant – An amendment to an SDP that allowed an oil change facility to now allow a drive-through coffee type facility.
- Motion – Susan motion to approve as presented.
- Second - Naveen
- Community Input:
  - Brett – My input is that if nothing happens here this will remain a oil change facility, that is currently vacant and would most likely remain vacant.
- Vote – 2-9-0 Motion Fails.

## **206. CCPG Support of Clairemont Town Council Letter Regarding Complete Communities**

- Motion – Susan
- Second – Chad
- Discussion
  - Chad – For such a broad sweeping comprehensive plan to only be given a couple of months without extensive engagement doesn't feel right.
  - Nicholas – When is the second reading?
    - Carrie – unsure at this time.
  - Brett – City has a website that contains a lot of information about complete communities.
- Vote – 11-0-0

## **Item 8. Informational Items**

### **301. 2021 CCPG Elections – Nicholas Reed, Vice-Chair**

- Marlon already talked about what may be coming forward with the election process. We aren't sure how we will be moving forward yet.
- 8 seats up for election.

## **Item 9. Workshop Items None**

## **Item 10.--Potential Action Items None**

**Item 11. Reports to Group**

**Chair Report – Naveen Waney** – no report

**Vice-Chair/Parking & Transportation Report – Nicholas Reed** – No report

**Secretary Report, Gary Christensen** – Please make sure you are attending the meetings and adhering to the bylaws.

**Sergeant-At-Arms** – I sponsored our Zoom membership for 2020 and we need to look into how we will be paying for it in 2021.

**Airports – Nicholas Reed** – No report

**Community Planners – Naveen Waney** – Covered STVR with no action. Met about complete communities twice.

**MCAS Miramar – Cecelia Frank** – No report

**Treasurer – Delana Hardacre** – Bank Balance \$139.23

**Community Plan Update – Susan Mournian** – Should be starting final plan update discussions in January concluding in March.

**Clairemont Town Council – Lisa Johnson**– San Diego public libraries have extended their tutoring for K-8 Monday through Saturday. Police representative, fire department and fire safe council did a presentation on community safety. Police are seeing an increase in crimes of convenience.

**Project Review Subcommittee – Kevin Carpenter** –

**Election – Nicholas Reed** – No report.

**By-Laws – Briar Belair** – No report.

**CIP – Erin Cullen** – no report

**Adjournment at 8:20 PM**

**The next meeting will be held on January 19th, 6:00 pm.**